

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2003 Assessment Roll

**Area Name / Number:** Kent Valley/Renton/Tukwila / 51

**Previous Physical Inspection:** 2002

### Sales - Improved Summary:

Number of Sales: 187

Range of Sale Dates: 1/2001 - 12/2002

#### Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2002 Value</b>	\$66,900	\$183,700	\$250,600	\$262,200	95.6%	9.60%
<b>2003 Value</b>	\$66,900	\$190,800	\$257,700	\$262,200	98.3%	9.62%
<b>Change</b>	+\$0	+\$7,100	+\$7,100		+2.7%	+0.02%
<b>% Change</b>	+0.0%	+3.9%	+2.8%		+2.8%	+0.21%

\*COV is a measure of uniformity; the lower the number the better the uniformity.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

#### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2002 Value</b>	\$64,800	\$141,000	\$205,800
<b>2003 Value</b>	\$64,800	\$146,700	\$211,500
<b>Percent Change</b>	+0.0%	+4.0%	+2.8%

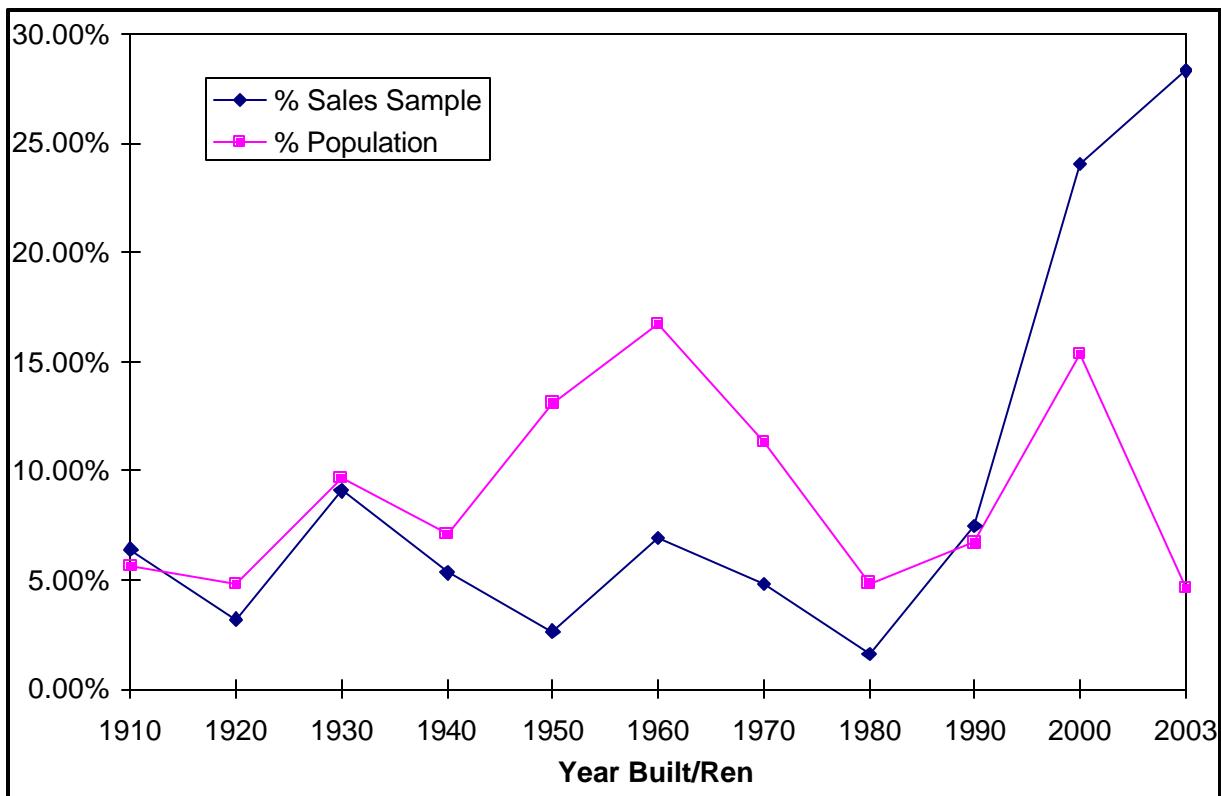
Number of one to three unit residences in the Population: 1788

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The sales sample, however, does not represent the population and precludes adjustments by various categories. Newer, larger houses are over-represented while older, smaller, lower grade houses are under-represented. A single adjustment, therefore, is applied to all improved properties in this area which will improve the assessment level. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

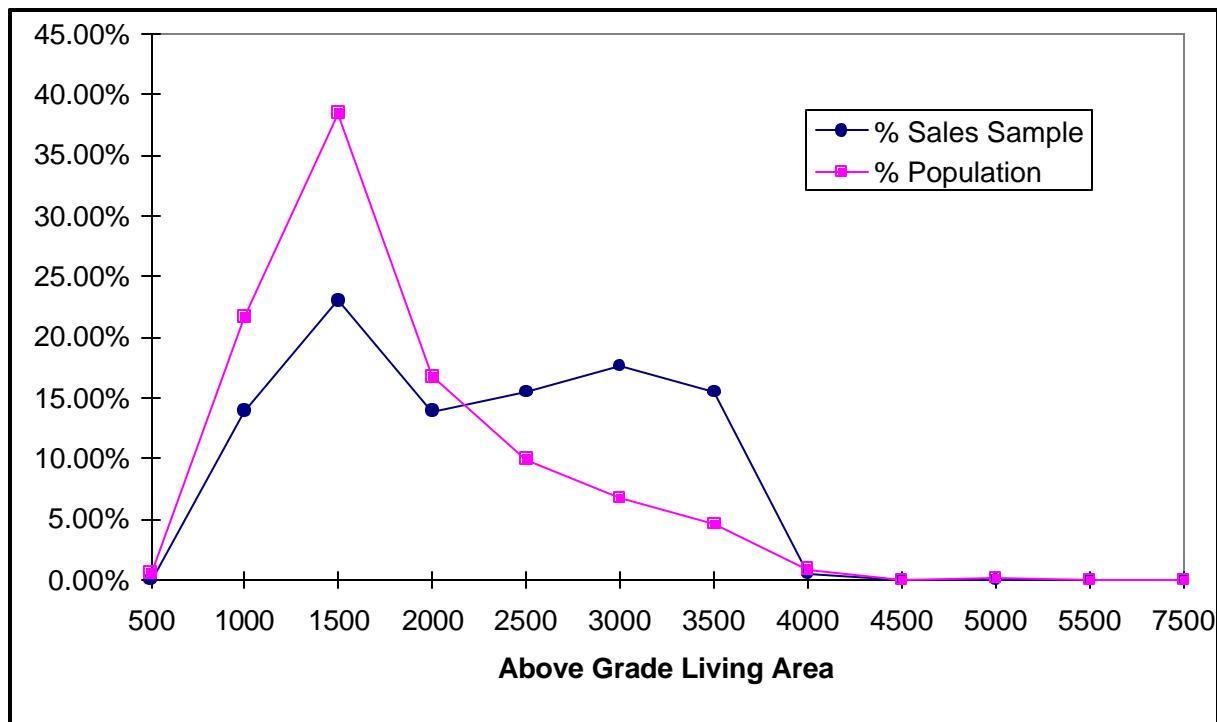
<b>Sales Sample</b>			<b>Population</b>		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	12	6.42%	1910	101	5.66%
1920	6	3.21%	1920	86	4.82%
1930	17	9.09%	1930	173	9.69%
1940	10	5.35%	1940	127	7.11%
1950	5	2.67%	1950	234	13.10%
1960	13	6.95%	1960	299	16.74%
1970	9	4.81%	1970	202	11.31%
1980	3	1.60%	1980	87	4.87%
1990	14	7.49%	1990	120	6.72%
2000	45	24.06%	2000	274	15.34%
2003	53	28.34%	2003	83	4.65%
	187			1786	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. Houses built from 1940 to 1980 are under-represented in the sales sample.

### **Sales Sample Representation of Population - Above Grade Living Area**

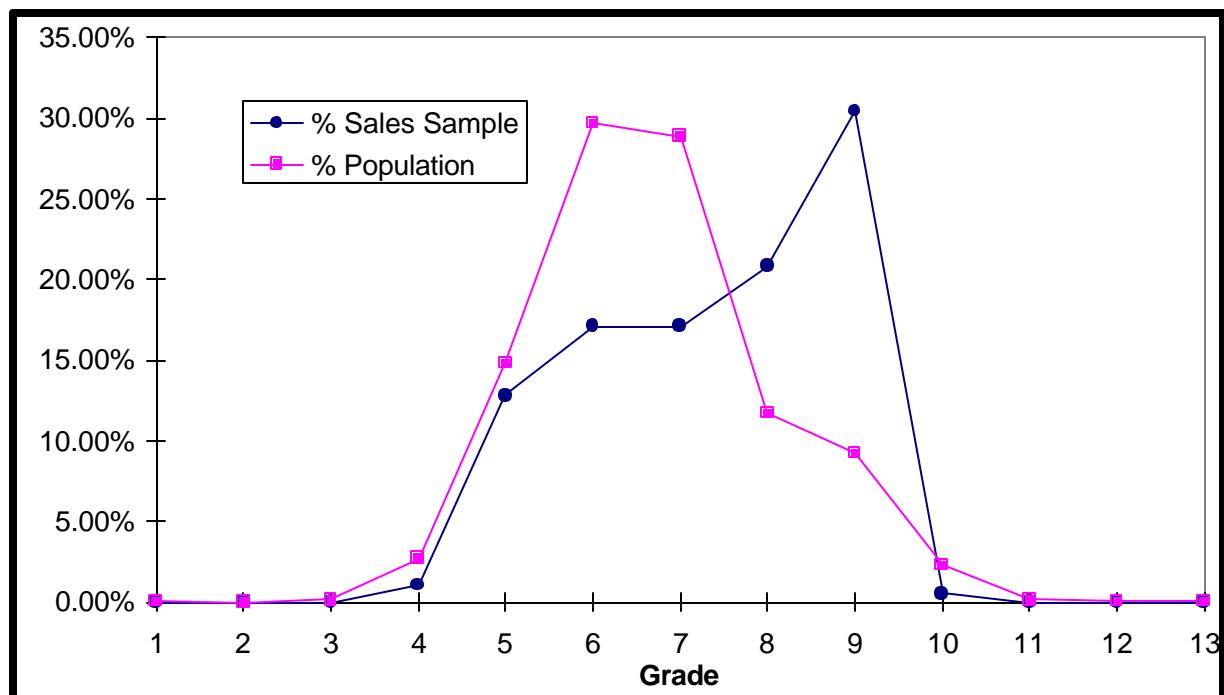
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	11	0.62%
1000	26	13.90%	1000	387	21.67%
1500	43	22.99%	1500	687	38.47%
2000	26	13.90%	2000	299	16.74%
2500	29	15.51%	2500	178	9.97%
3000	33	17.65%	3000	121	6.77%
3500	29	15.51%	3500	82	4.59%
4000	1	0.53%	4000	16	0.90%
4500	0	0.00%	4500	1	0.06%
5000	0	0.00%	5000	3	0.17%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	1	0.06%
		187			1786



Houses with 1000 to 1500 square feet of above grade living area are under-represented in the sales sample while houses with 2500 to 3500 square feet of above grade living area are over-represented in the sales sample.

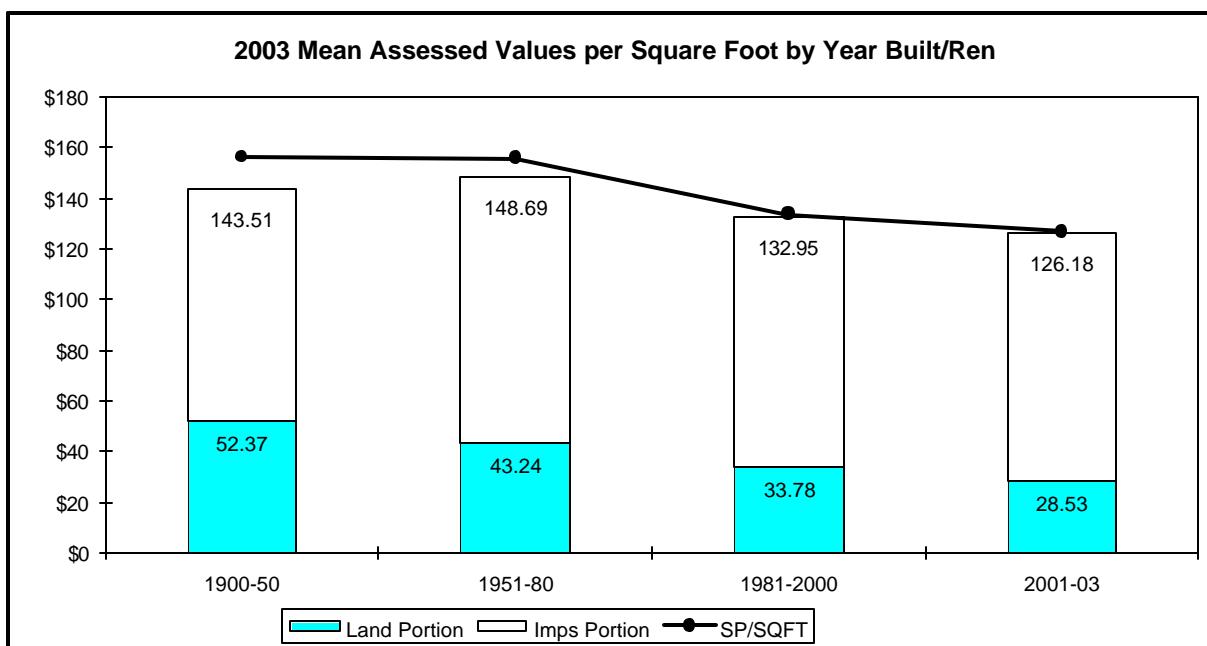
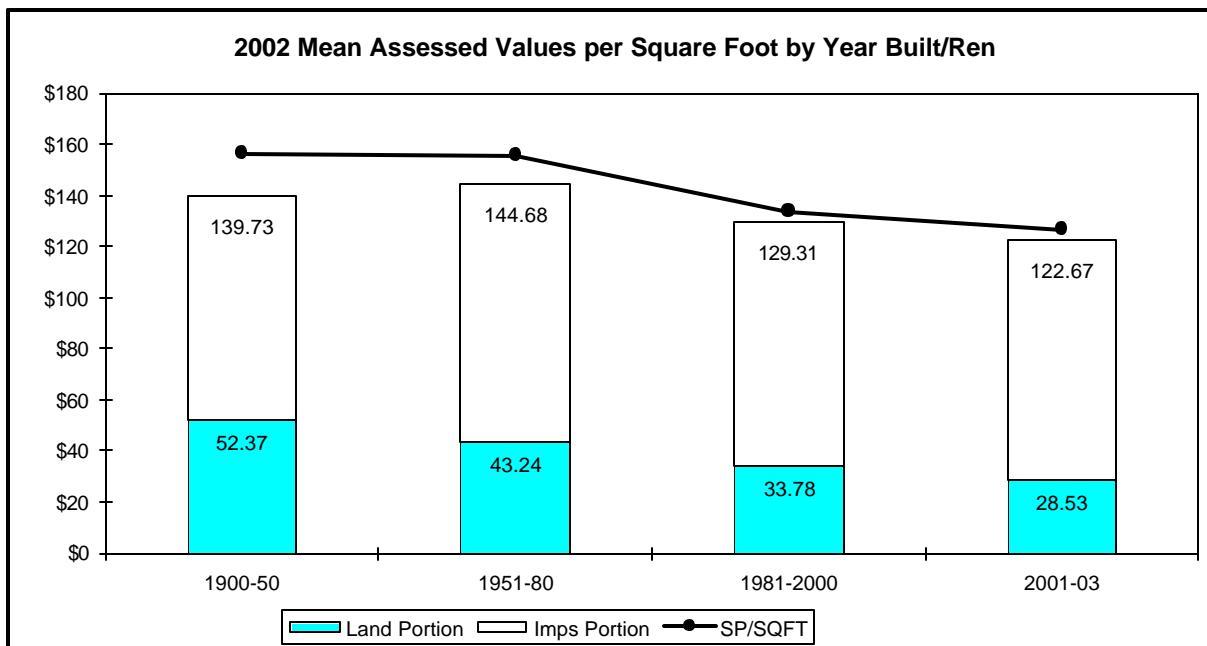
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	1	0.06%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	3	0.17%
4	2	1.07%	4	49	2.74%
5	24	12.83%	5	265	14.84%
6	32	17.11%	6	531	29.73%
7	32	17.11%	7	516	28.89%
8	39	20.86%	8	210	11.76%
9	57	30.48%	9	165	9.24%
10	1	0.53%	10	41	2.30%
11	0	0.00%	11	3	0.17%
12	0	0.00%	12	1	0.06%
13	0	0.00%	13	1	0.06%
187			1786		



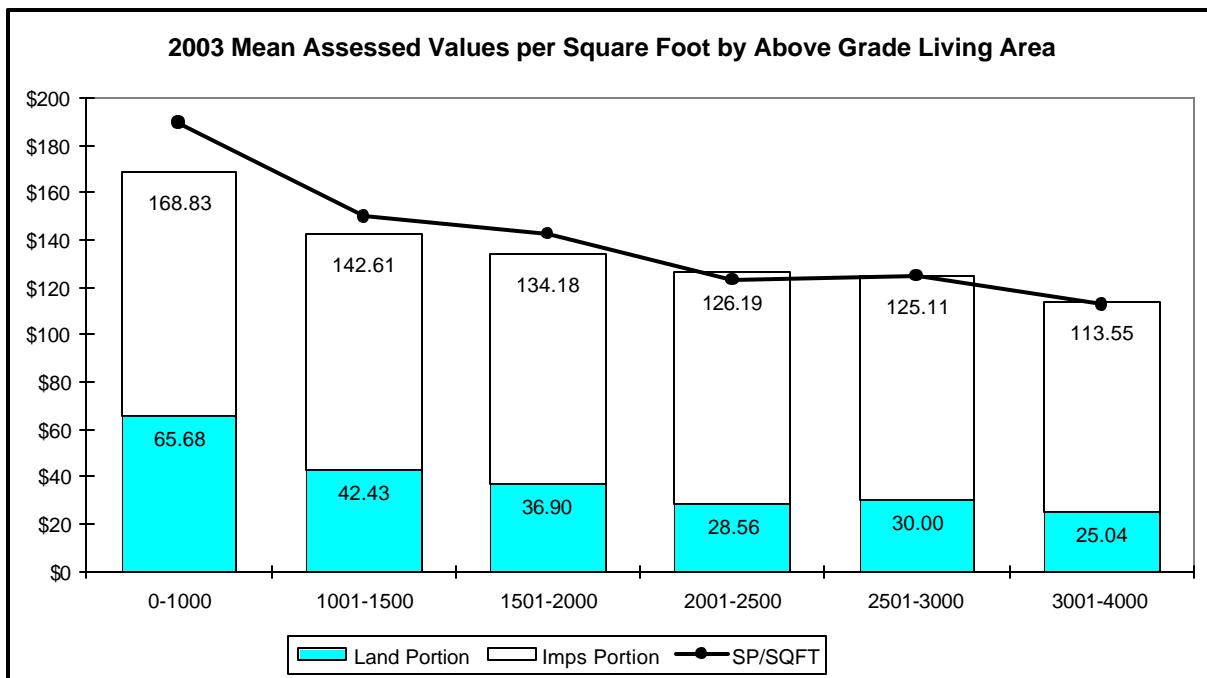
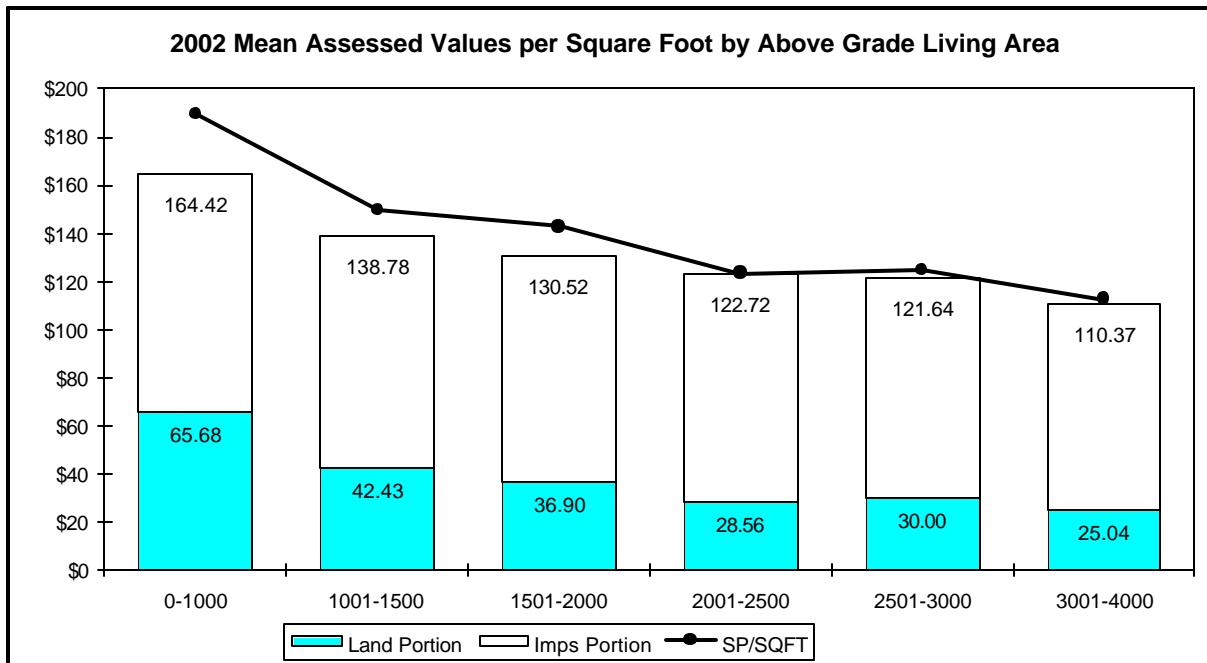
Grade 6 and 7 houses are under-represented in the sales sample, while grade 8 and 9 houses are over-represented.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Year Built or Year Renovated***



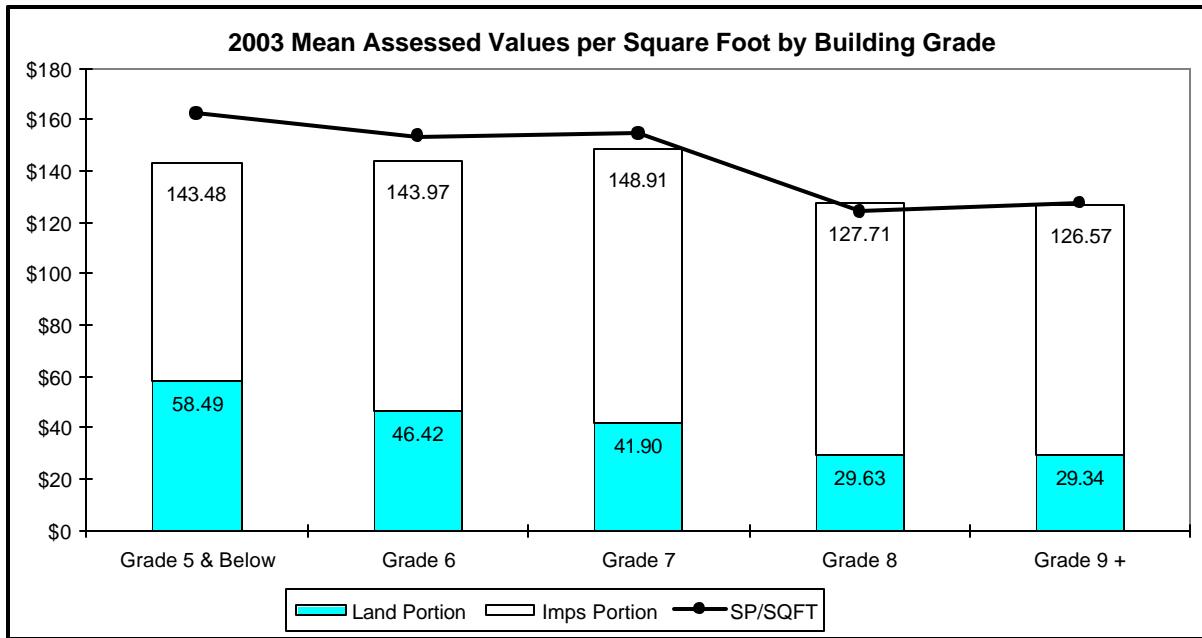
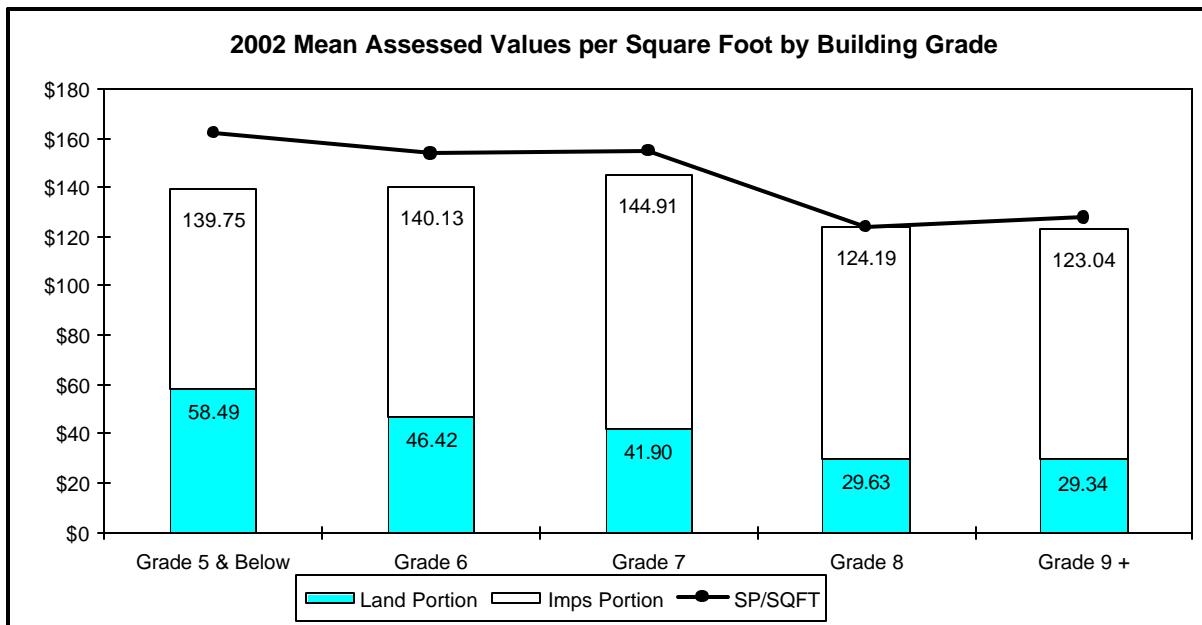
These charts clearly show an improvement in assessment level by Year Built or Year Renovated as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Above Grade Living Area***



These charts show an improvement in assessment level by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

### ***Land update***

Based on the 26 usable land sales available in the area, and their 2002 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in no overall increase in land assessments in the area for the 2003 Assessment Year. The formula is:

2003 Land Value = 2002 Land Value x 1.00, with the result rounded down to the next \$1,000.

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 187 usable residential sales in the area.

Based on the 187 usable improved property sales and their 2002 Assessment Year assessed values, an overall market adjustment was derived.

### ***Improved Parcel Update (continued)***

The sales sample, however, does not represent the population and precludes adjustments by various categories. Newer, larger houses are over-represented while older, smaller, lower grade houses are under-represented. A single adjustment, therefore, is applied to all improved properties in this area which will improve the assessment level.

The derived adjustment formula is:

$$2003 \text{ Total Value} = 2002 \text{ Total Value} * 1.03.$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2003 \text{ Improvements Value} = 2003 \text{ Total Value} \text{ minus } 2003 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (Previous Land Value + Previous Improvement Value) \* 1.03  
\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.  
\*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (Previous Land Value + Previous Improvement Value) \* 1.00).  
\*If vacant parcels (no improvement value) only the land adjustment applies.  
\*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)  
\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.  
\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.  
\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value.  
\*If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value)

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the same overall market adjustment as indicated by the improved sales sample. The resulting total value is calculated as follows:

$$2003 \text{ Total Value} = (\text{Previous Land Value} + \text{Previous Improvement Value}) * 1.03, \text{ with results rounded down to the next } \$1,000$$

$$2003 \text{ Improvement Value} = 2003 \text{ Total Value} - 2003 \text{ Land Value}$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## **Area 51 Annual Update Model Adjustments**

**2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

3.00%

#### **Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

All parcels in Area 51 will receive the overall adjustment alone.

## Area 51 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.983.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5 & below	26	0.862	0.885	2.7%	0.847	0.922
6	32	0.917	0.942	2.7%	0.914	0.970
7	32	0.940	0.966	2.8%	0.931	1.001
8	39	1.003	1.032	2.8%	1.007	1.057
9 & above	58	0.966	0.993	2.9%	0.972	1.014
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1950	50	0.900	0.924	2.7%	0.897	0.951
1951-1980	25	0.939	0.965	2.8%	0.923	1.008
1981-2000	59	0.972	1.000	2.8%	0.980	1.019
2001-2003	53	0.972	1.000	2.9%	0.975	1.025
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	1	1.009	1.033	2.4%	n/a	n/a
Average	136	0.972	0.999	2.8%	0.985	1.014
Good	35	0.892	0.917	2.8%	0.887	0.947
Very Good	15	0.870	0.894	2.7%	0.852	0.936
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	66	0.908	0.933	2.8%	0.910	0.957
1.5	26	0.925	0.950	2.7%	0.909	0.991
2	95	0.982	1.010	2.9%	0.994	1.025
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-1000	26	0.868	0.892	2.7%	0.851	0.932
1001-1500	43	0.935	0.961	2.7%	0.933	0.988
1501-2000	26	0.916	0.942	2.8%	0.906	0.978
2001-2500	29	0.995	1.023	2.8%	0.988	1.058
2501-3000	33	0.973	1.001	2.9%	0.974	1.027
3001-4000	30	0.980	1.008	2.9%	0.983	1.034

## Area 51 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.983.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

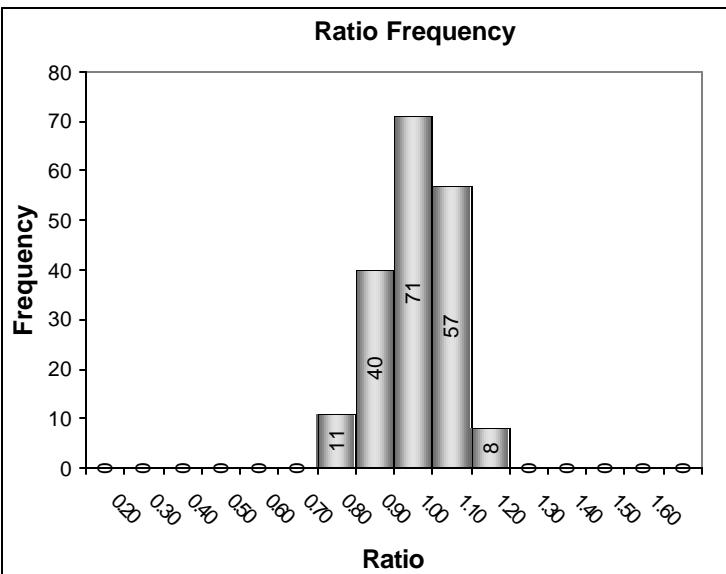
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	133	0.956	0.983	2.8%	0.968	0.999
Y	54	0.954	0.982	2.8%	0.953	1.010
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	186	0.955	0.982	2.8%	0.968	0.995
Y	1	1.159	1.188	2.5%	n/a	n/a
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
2	47	0.896	0.921	2.7%	0.896	0.945
4	51	0.957	0.983	2.8%	0.955	1.012
5	9	0.912	0.937	2.8%	0.866	1.008
10	80	0.977	1.005	2.9%	0.987	1.023
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-7000	68	0.946	0.972	2.8%	0.949	0.995
7001-12000	58	0.963	0.990	2.8%	0.968	1.013
12001-20000	48	0.963	0.990	2.8%	0.962	1.019
over 20000	13	0.933	0.959	2.8%	0.890	1.027

# Annual Update Ratio Study Report (Before)

## 2002 Assessments

<b>District/Team:</b> SW Crew / Team 1	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 6/30/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b>  Area 51	<b>Appr ID:</b> DGIB	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	187		
<b>Mean Assessed Value</b>	250,600		
<b>Mean Sales Price</b>	262,200		
<b>Standard Deviation AV</b>	84.169		
<b>Standard Deviation SP</b>	83.888		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.952		
<b>Median Ratio</b>	0.951		
<b>Weighted Mean Ratio</b>	0.956		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.730		
<b>Highest ratio:</b>	1.159		
<b>Coefficient of Dispersion</b>	7.87%		
<b>Standard Deviation</b>	0.091		
<b>Coefficient of Variation</b>	9.60%		
<b>Price Related Differential (PRD)</b>	0.996		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.930		
<i>Upper limit</i>	0.971		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.939		
<i>Upper limit</i>	0.965		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	1786		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.091		
<b>Recommended minimum:</b>	13		
<b>Actual sample size:</b>	187		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	96		
# ratios above mean:	91		
<i>Z:</i>	0.366		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



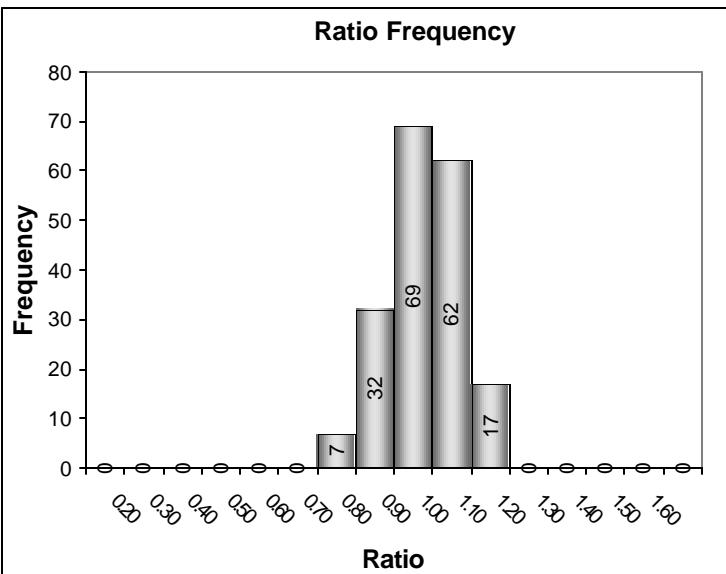
### COMMENTS:

1 to 3 Unit Residences throughout area 51

# Annual Update Ratio Study Report (After)

## 2003 Assessments

<b>District/Team:</b> SW Crew / Team 1	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 6/30/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> <b>Area 51</b>	<b>Appr ID:</b> <b>DGIB</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	187		
<b>Mean Assessed Value</b>	257,700		
<b>Mean Sales Price</b>	262,200		
<b>Standard Deviation AV</b>	86,690		
<b>Standard Deviation SP</b>	83,888		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.979		
<b>Median Ratio</b>	0.976		
<b>Weighted Mean Ratio</b>	0.983		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.751		
<b>Highest ratio:</b>	1.188		
<b>Coefficient of Dispersion</b>	7.89%		
<b>Standard Deviation</b>	0.094		
<b>Coefficient of Variation</b>	9.62%		
<b>Price Related Differential (PRD)</b>	0.996		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.956		
<i>Upper limit</i>	0.997		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.965		
<i>Upper limit</i>	0.992		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	1786		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.094		
<b>Recommended minimum:</b>	14		
<b>Actual sample size:</b>	187		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	96		
# ratios above mean:	91		
<i>Z:</i>	0.366		
<b>Conclusion:</b>	<b>Normal*</b>		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 51

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	722550	0325	3/19/2001	105000	540	0	4	1924	3	4500	N	N	341 WELLS AV N
2	722400	0975	12/12/2001	100000	620	0	4	1923	4	2685	N	N	1006 N 5TH ST
2	722400	0790	10/30/2001	141170	590	0	5	1926	5	5375	N	N	428 PELLY AV N
2	722650	0035	9/27/2002	166000	800	0	5	1924	4	4000	N	N	245 WELLS AV N
2	722550	0220	5/2/2002	163000	830	0	5	1920	4	4966	N	N	436 WILLIAMS AV N
2	722450	0075	8/6/2001	133000	840	0	5	1927	4	5000	N	N	540 WELLS AV N
2	722400	0315	7/31/2002	189000	880	0	5	1924	4	5375	N	N	223 PARK AV N
2	135230	1040	10/8/2001	122900	920	0	5	1934	2	4811	N	N	1522 N BROOKS ST
2	135230	0350	9/18/2001	174000	980	0	5	1916	5	4120	N	N	319 MEADOW AV N
2	135230	1015	11/26/2001	136850	1000	0	5	1929	5	4400	N	N	204 FACTORY AV N
2	722500	0175	4/17/2002	183000	1030	0	5	1910	5	4500	N	N	329 PELLY AV N
2	722500	0140	9/27/2002	150000	1100	0	5	1904	4	5000	N	N	301 PELLY AV N
2	722400	0140	4/19/2002	155000	1110	0	5	1921	3	5375	N	N	108 PELLY AV N
2	135230	0615	1/24/2001	138775	1160	0	5	1910	3	4120	N	N	329 FACTORY AV N
2	135230	0160	5/17/2002	184500	1170	0	5	1927	4	4120	N	N	243 MEADOW AV N
2	135230	0635	2/21/2002	155000	1220	0	5	1908	5	4120	N	N	311 FACTORY AV N
2	722550	0455	11/18/2002	175500	1340	0	5	1900	5	4725	N	N	335 WILLIAMS AV N
2	722500	0390	11/1/2002	195000	1430	0	5	1906	5	4500	N	N	210 WELLS AV N
2	000720	0035	4/23/2002	195000	790	0	6	1923	4	17416	N	N	312 S TOBIN ST
2	722450	0095	12/13/2001	163000	840	0	6	1944	4	5000	N	N	524 WELLS AV N
2	722550	0110	7/19/2002	175500	850	0	6	1930	4	4815	N	N	422 BURNETT AV N
2	722450	0355	5/23/2001	169000	860	0	6	1957	5	5350	N	N	514 BURNETT AV N
2	722550	0120	8/5/2002	165000	860	0	6	1929	4	4815	N	N	414 BURNETT AV N
2	722500	0215	3/26/2002	150000	900	0	6	1951	4	4500	N	N	340 WELLS AV N
2	722550	0205	4/10/2002	165900	900	0	6	1940	4	5060	N	N	450 WILLIAMS AV N
2	135230	1111	10/19/2001	169950	1020	0	6	1920	4	5080	N	N	1500 N 3RD ST
2	722400	0365	2/22/2002	199950	1040	0	6	1924	4	4838	N	N	238 PELLY AV N
2	722450	0140	8/23/2001	155500	1200	0	6	1941	4	5000	N	N	509 WELLS AV N
2	722400	0420	6/21/2001	179000	1240	0	6	1910	5	5375	N	N	200 PELLY AV N
2	756460	0196	10/24/2002	191940	1260	940	6	1932	4	5000	N	N	1211 N 3RD ST
2	722550	0020	4/19/2001	195000	1290	0	6	1938	4	4725	N	N	415 WILLIAMS AV N

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	722400	0515	4/18/2002	198000	1300	0	6	1990	3	4838	N	N	332 PELLY AV N
2	135230	0740	8/22/2001	189950	1330	0	6	1940	5	4120	N	N	237 FACTORY AV N
2	722500	0435	2/21/2002	213500	1330	260	6	1937	5	5000	N	N	913 N 2ND ST
2	722550	0340	2/24/2002	179000	1350	0	6	1932	5	6175	N	N	811 N 4TH ST
2	722500	0285	7/30/2001	204000	1360	0	6	1937	4	5100	N	N	211 PELLY AV N
2	135230	0265	6/14/2001	194000	1520	0	6	1938	4	6180	N	N	318 GARDEN AV N
2	000720	0171	9/13/2002	209000	1630	0	6	1948	4	6534	N	N	58 SHATTUCK AV S
2	722550	0430	4/16/2001	225000	1630	420	6	1908	5	4725	N	N	315 WILLIAMS AV N
2	722400	0810	2/26/2001	180000	1750	0	6	1982	3	4837	N	N	410 PELLY AV N
2	722450	0135	5/24/2001	239900	1750	0	6	1929	5	5000	N	N	507 WELLS AV N
2	135230	1050	3/1/2002	206000	1270	0	7	1999	3	4508	N	N	314 FACTORY AV N
2	722400	0795	8/29/2001	185000	1290	0	7	1995	3	4837	N	N	424 PELLY AV N
2	135230	1070	11/5/2001	197950	1390	0	7	1999	3	4593	N	N	315 FACTORY PL N
2	756460	0255	7/24/2001	200000	1390	0	7	1949	4	13750	N	N	217 GARDEN AV N
2	135230	0785	10/24/2002	213200	1690	0	7	1996	3	4120	N	N	209 FACTORY AV N
2	722500	0155	6/13/2001	260000	2390	0	7	1974	4	4500	N	N	315 PELLY AV N
4	000280	0017	11/22/2002	165000	790	0	5	1990	3	7062	N	N	13955 56TH PL S
4	359700	0405	9/17/2002	160000	850	0	5	1918	4	27272	N	N	6230 SE 149TH PL
4	336590	0145	10/2/2002	170000	880	0	5	1910	4	8550	Y	N	14110 55TH AV S
4	359700	0100	3/2/2001	162300	970	0	5	1958	3	9000	N	N	14931 62ND AV S
4	336590	0380	5/21/2002	185000	1070	0	5	1908	4	13056	Y	N	14219 57TH AV S
4	725520	0135	8/8/2002	154950	1430	0	5	1950	4	6135	N	N	14201 52ND AV S
4	336590	0446	1/15/2002	170000	1500	0	5	1920	5	9600	N	N	14426 56TH AV S
4	336590	0595	5/8/2002	192000	1580	0	5	1900	4	13200	N	N	14431 58TH AV S
4	799960	0035	7/18/2001	137000	950	0	6	1940	4	4350	N	N	14509 53RD AV S
4	336590	0730	8/14/2001	147500	1000	0	6	1908	3	11904	N	N	14221 58TH AV S
4	808860	0085	7/12/2001	195000	1050	310	6	1958	3	8820	N	N	5631 S 149TH ST
4	167040	0015	5/21/2002	195000	1160	480	6	1963	3	8890	N	N	13920 51ST AV S
4	725520	0256	4/10/2001	205000	1370	0	6	1964	3	7076	N	N	14205 53RD AV S
4	868780	0097	10/19/2001	180000	1400	0	6	1990	3	8254	N	N	5805 S 147TH ST
4	336590	0715	10/8/2002	230000	2160	0	6	1983	3	11960	Y	N	5725 S 142ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	167040	0215	9/24/2001	239950	2400	0	6	1919	4	6886	N	N	5341 S 140TH ST
4	336590	0405	4/17/2002	224000	870	830	7	1977	4	7812	N	N	5670 S 144TH ST
4	336590	0580	8/20/2002	189950	1000	700	7	1956	3	7839	N	N	14404 57TH AV S
4	336590	0590	4/27/2002	225000	1130	510	7	1966	4	12864	N	N	14423 58TH AV S
4	336590	0485	2/8/2002	175500	1140	560	7	1956	3	19776	N	N	14439 57TH AV S
4	808860	0025	1/17/2002	222000	1150	360	7	1990	3	8120	N	N	5624 S 149TH ST
4	115720	0402	9/19/2002	231000	1200	760	7	1984	4	10556	Y	N	14926 57TH AV S
4	808860	0035	10/19/2001	237500	1220	670	7	1994	3	8820	N	N	5618 S 149TH ST
4	217200	0175	2/22/2002	170000	1260	0	7	1930	3	9800	N	Y	13354 56TH AV S
4	000300	0024	5/31/2002	203000	1310	800	7	1964	3	8728	N	N	13450 51ST AV S
4	336590	0325	9/16/2002	191200	1320	600	7	1991	3	13056	Y	N	14116 56TH AV S
4	336590	0445	10/11/2001	187500	1640	0	7	1958	3	13440	N	N	14430 56TH AV S
4	000300	0031	4/13/2001	226000	1740	0	7	2000	3	8728	N	N	5102 S 136TH ST
4	336590	0645	3/8/2001	239950	1830	0	7	2000	3	8635	N	N	14477 58TH AV S
4	336590	0750	7/23/2001	214950	1900	0	7	1991	3	10540	N	N	14247 58TH AV S
4	109990	0170	6/12/2001	240000	2120	0	7	1992	3	7475	N	N	5612 S 150TH PL
4	868780	0095	8/28/2002	223750	2180	0	7	1957	3	8594	N	N	14702 58TH AV S
4	336590	0770	8/26/2002	306000	2260	0	7	2002	3	10560	N	N	14416 57TH AV S
4	336590	0105	7/18/2001	260000	1590	510	8	1986	3	13289	N	N	14262 55TH AV S
4	336590	0360	9/12/2002	310000	1680	1130	8	1979	3	13056	Y	N	14141 57TH AV S
4	359700	0144	7/1/2001	248960	1820	0	8	1983	3	32900	N	N	15185 62ND AV S
4	000300	0003	10/2/2001	245810	1870	0	8	2001	3	8178	N	N	13550 52ND PL S
4	725520	0170	3/27/2002	225000	1950	0	8	1995	3	6975	N	N	14236 52ND AV S
4	377930	0110	3/21/2001	299000	2170	620	8	2000	3	9107	N	N	5589 S 150TH ST
4	377930	0120	5/18/2001	297000	2170	620	8	2000	3	9093	N	N	5594 S 150TH ST
4	377930	0130	8/13/2001	299950	2170	620	8	2000	3	7268	N	N	5590 S 150TH ST
4	167040	0217	7/11/2001	294950	2370	0	8	2001	3	6511	N	N	5335 S 140TH ST
4	377930	0030	5/23/2001	275500	2400	0	8	2001	3	6762	N	N	5631 S 150TH ST
4	377930	0050	3/26/2001	272000	2400	0	8	2000	3	6702	N	N	5623 S 150TH ST
4	377930	0170	1/22/2001	269000	2400	0	8	2000	3	6788	Y	N	5618 S 150TH ST
4	377930	0190	2/15/2001	272000	2400	0	8	2000	3	6979	N	N	5626 S 150TH ST

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**Area 51**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	377930	0190	10/29/2002	300000	2400	0	8	2000	3	6979	N	N	5626 S 150TH ST
4	377930	0010	8/24/2001	305000	2410	0	8	2001	3	7001	N	N	14917 57TH AV S
4	377930	0040	3/21/2001	271500	2410	0	8	2001	3	6757	N	N	5627 S 150TH ST
4	377930	0020	10/15/2001	280000	2550	0	8	2001	3	7776	N	N	14915 57TH AV S
4	377930	0210	8/21/2001	325000	2700	0	8	2001	3	6998	N	N	14913 57TH AV S
5	152204	9150	5/28/2002	206950	940	470	7	2002	3	14700	N	N	3304 S 225TH PL
5	725920	0020	3/15/2001	144000	1040	520	7	1963	3	9600	N	N	3209 S 221ST ST
5	367340	0010	5/24/2001	199950	1140	920	7	1959	3	12979	N	N	20825 MILITARY RD S
5	032204	9091	3/26/2001	224000	1390	900	7	1963	3	28215	Y	N	20640 MILITARY RD S
5	102204	9122	12/6/2001	320000	1570	0	7	1951	3	54014	Y	N	21020 MILITARY RD S
5	152204	9105	8/23/2002	202000	1600	0	7	2002	3	12429	N	N	22830 MILITARY RD S
5	102204	9116	9/23/2002	180000	1680	0	7	1951	3	12150	N	N	21240 33RD AV S
5	102204	9124	10/30/2001	283950	2810	0	8	1956	4	31545	Y	N	21130 MILITARY RD S
5	724700	0011	7/17/2002	283000	1510	990	9	1981	3	29185	Y	N	21824 34TH AV S
10	352204	9067	9/7/2001	162500	1760	0	6	1924	3	20037	Y	N	28543 WEST VALLEY HW S
10	142104	9034	7/27/2001	308000	1630	600	7	1990	3	65776	Y	N	202 MOUNTAIN VIEW DR
10	352204	9021	5/9/2001	260000	1810	0	7	1922	4	166399	Y	N	28427 WEST VALLEY HW S
10	001100	0080	10/15/2002	230000	1340	1100	8	1968	3	12090	Y	N	540 AABY DR
10	391400	0040	7/9/2001	270000	1380	1360	8	1994	3	18294	Y	N	503 AABY DR
10	000440	0023	10/29/2002	195000	1850	0	8	1954	3	17653	N	N	26614 68TH AV S
10	896196	0290	11/8/2001	333407	2260	790	8	2001	3	8098	Y	N	1018 R ST NW
10	896195	0530	7/30/2002	287500	2284	0	8	1997	3	8829	N	N	1509 10TH CT NW
10	896196	0230	12/11/2001	258475	2320	0	8	2001	3	12357	Y	N	905 R ST NW
10	896195	0290	9/25/2001	287000	2380	0	8	1998	3	15794	Y	N	1607 9TH CT NW
10	001100	0090	1/29/2002	217000	2400	0	8	1968	3	14850	Y	N	518 AABY DR
10	896196	0380	1/17/2001	280450	2400	0	8	2000	3	6600	N	N	1023 PIKE ST NW
10	262204	9068	6/12/2001	303500	2410	0	8	1997	3	25630	N	N	26913 52ND AV S
10	896195	0470	8/23/2002	285000	2460	0	8	1997	3	8367	N	N	1508 10TH CT NW
10	352204	9066	1/5/2001	317000	2550	900	8	1988	3	129808	Y	N	27218 52ND AV S
10	896195	0020	7/30/2001	293000	2550	0	8	2000	3	12081	N	N	914 PIKE ST NW
10	896196	0020	1/22/2002	276840	2600	0	8	2001	3	6789	Y	N	1108 PIKE ST NW

***Improved Sales Used in this Annual Update Analysis***  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	896196	0060	3/15/2002	287200	2600	0	8	2002	3	11779	N	N	1128 PIKE ST NW
10	896195	0040	3/21/2001	305000	2630	0	8	2001	3	13664	N	N	910 PIKE ST NW
10	896196	0200	2/8/2002	293302	2640	0	8	2002	3	9805	Y	N	1007 R ST NW
10	896196	0360	12/17/2001	293950	2770	0	8	2001	3	5983	N	N	1109 PIKE ST NW
10	896195	0030	4/13/2001	318950	3060	0	8	2000	3	12292	N	N	912 PIKE ST NW
10	896195	0050	7/18/2002	340000	3230	0	8	2002	3	12651	N	N	908 PIKE ST NW
10	926403	0030	3/6/2002	395000	1820	920	9	2002	3	10941	Y	N	1121 V ST NW
10	926403	0800	10/25/2001	429500	1830	1260	9	2001	3	8887	Y	N	1320 V ST NW
10	896195	0220	6/11/2001	325000	2310	640	9	1998	3	8925	Y	N	1608 9TH CT NW
10	926403	0810	9/10/2001	469500	2390	1200	9	2001	3	6966	Y	N	1318 V ST NW
10	926403	0640	7/5/2001	304000	2480	0	9	2001	3	6180	Y	N	1006 U ST NW
10	896196	0160	3/7/2001	314086	2520	0	9	2001	3	16171	Y	N	1025 R ST NW
10	926403	0850	4/3/2002	370000	2530	0	9	2000	3	7790	Y	N	1216 V ST NW
10	896196	0090	4/6/2001	303580	2550	0	9	2001	3	9496	N	N	1127 R ST NW
10	896196	0370	11/9/2001	298950	2560	0	9	2000	3	6064	N	N	1103 PIKE ST NW
10	926403	0580	5/15/2001	369950	2610	0	9	2000	3	10190	Y	N	1018 U ST NW
10	926403	0040	7/23/2002	347000	2650	0	9	2002	3	12247	N	N	1127 V ST NW
10	926403	0060	8/14/2001	349500	2650	0	9	2001	3	12171	N	N	1209 V ST NW
10	926403	0080	6/6/2001	329500	2650	0	9	2001	3	10424	N	N	1217 V ST NW
10	926403	0090	5/16/2002	342000	2650	0	9	2001	3	9596	N	N	1221 V ST NW
10	926403	0570	5/2/2001	374950	2770	0	9	2000	3	12298	Y	N	1020 U ST NW
10	926403	0290	2/2/2001	379500	2790	0	9	2000	3	17415	Y	N	1416 U CT NW
10	926403	0220	6/7/2001	310000	2800	0	9	2001	3	7688	N	N	1431 U CT NW
10	926403	0220	8/27/2002	358000	2800	0	9	2001	3	7688	N	N	1431 U CT NW
10	926400	0090	4/20/2001	348000	2820	0	9	1989	3	16400	Y	N	1318 W ST NW
10	926403	0200	5/23/2002	365000	2870	0	9	2002	3	10614	N	N	1423 U CT NW
10	926403	0460	3/11/2002	365000	2880	0	9	2000	3	9499	Y	N	1124 U ST NW
10	926403	0070	2/26/2002	394500	2920	0	9	2001	3	11482	N	N	1213 V ST NW
10	926403	0430	4/5/2002	429500	2940	0	9	2002	3	14286	Y	N	1140 U ST NW
10	926403	0890	6/12/2001	399950	2940	0	9	1999	3	8383	Y	N	1128 V ST NW
10	926403	0340	7/17/2001	429000	2960	0	9	2001	3	16267	Y	N	1322 U ST NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	926403	0760	12/4/2001	334000	2960	0	9	2000	3	7027	N	N	1031 U ST NW
10	926403	0370	9/12/2001	394500	3000	0	9	2000	3	15312	Y	N	1304 U ST NW
10	926403	0820	6/11/2001	409500	3000	0	9	2001	3	7172	Y	N	1308 V ST NW
10	926403	0050	3/19/2002	389000	3020	0	9	2001	3	12991	N	N	1205 V ST NW
10	926403	0100	4/17/2002	380000	3020	0	9	2002	3	8769	N	N	1303 V ST NW
10	926403	0710	6/10/2002	419950	3020	970	9	2001	3	6657	Y	N	1009 U ST NW
10	926403	0750	1/25/2002	348500	3040	0	9	2000	3	6976	N	N	1029 U ST NW
10	926403	0780	5/8/2001	349950	3040	0	9	2000	3	7701	N	N	1107 U ST NW
10	142104	9052	6/18/2002	402000	3060	0	9	1988	3	142005	Y	N	202 HI CREST DR
10	926403	0770	2/15/2002	339950	3060	0	9	2001	3	6884	N	N	1103 U ST NW
10	926403	0790	4/26/2001	369950	3100	0	9	2001	3	9383	Y	N	1115 U ST NW
10	896196	0100	11/15/2002	319000	3110	0	9	2000	3	7623	N	N	1123 R ST NW
10	896196	0120	3/8/2001	322950	3110	0	9	2000	3	6584	N	N	1115 R ST NW
10	401680	0250	3/11/2002	348000	3130	0	9	2001	3	15656	N	N	26611 LAKE FENWICK RD S
10	401680	0280	3/11/2002	300000	3130	0	9	2001	3	16754	N	N	26629 LAKE FENWICK RD S
10	926403	0170	4/5/2002	350000	3160	0	9	2001	3	12564	N	N	1411 U CT NW
10	926403	0190	4/10/2002	359500	3160	0	9	2001	3	11941	N	N	1419 U CT NW
10	926403	0330	12/17/2001	432000	3160	0	9	2001	3	16415	Y	N	1328 U ST NW
10	926403	0480	3/24/2001	385800	3160	0	9	2000	3	18001	Y	N	1112 U ST NW
10	926403	0660	6/20/2002	349500	3160	0	9	2001	3	6299	Y	N	1002 U ST NW
10	926403	0950	7/18/2002	400000	3160	0	9	2002	3	7065	Y	N	1102 V ST NW
10	926403	0470	4/30/2002	389500	3170	0	9	2001	3	10688	Y	N	1118 U ST NW
10	896196	0170	7/23/2002	347990	3190	0	9	2000	3	18381	Y	N	1021 R ST NW
10	896196	0050	8/1/2001	330610	3200	0	9	2001	3	13479	Y	N	1116 PIKE ST NW
10	926403	0440	12/26/2001	387000	3220	0	9	1999	3	14227	Y	N	1136 U ST NW
10	401680	0230	3/19/2002	300000	3280	0	9	2001	3	15063	N	N	26531 LAKE FENWICK RD S
10	401680	0260	2/25/2002	300000	3280	0	9	2001	3	15728	N	N	26617 LAKE FENWICK RD S
10	926403	0540	6/5/2001	409950	3280	0	9	1999	3	12247	Y	N	1026 U ST NW
10	401680	0240	9/10/2002	300000	3380	0	9	2001	3	15611	N	N	26605 LAKE FENWICK RD S
10	401680	0270	5/28/2002	320000	3380	0	9	2001	3	16297	N	N	26623 LAKE FENWICK RD S
10	926403	0490	7/25/2001	378500	3600	0	9	2000	3	17092	Y	N	1106 U ST NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	001100	0020	9/9/2002	340000	2400	1530	10	1963	3	40020	Y	N	527 AABY DR

***Improved Sales Removed from this Annual Update Analysis***

**Area 51**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	135230	0120	7/01	170000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	135230	0190	3/01	141950	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	135230	0300	7/01	120000	Poor Condition
2	135230	0350	8/01	174000	RELOCATION - SALE TO SERVICE
2	135230	0355	10/02	95000	Diagnostic Outlier
2	135230	0355	4/02	80000	Diagnostic Outlier
2	135230	0635	2/02	60000	DORRatio
2	135230	0680	9/02	85000	Diagnostic Outlier
2	135230	0685	10/02	120000	Diagnostic Outlier
2	135230	0700	3/02	133000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	135230	0840	2/02	173000	Diagnostic Outlier
2	135230	1111	2/01	127000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	722400	0300	12/01	152500	ImpCount
2	722400	0820	7/01	157000	ImpCount
2	722450	0045	3/02	77500	FORCED SALE DORRatio
2	722450	0050	4/01	57500	%Compl
2	722450	0110	6/01	100000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	722450	0270	6/01	157000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	722450	0360	9/01	135000	Diagnostic Outlier
2	722500	0020	8/02	195000	ImpCount
2	722500	0181	1/01	110000	NO MARKET EXPOSURE
2	722500	0285	4/01	150400	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	722550	0045	8/02	185500	ImpCountUnFinArea
2	722550	0115	12/01	94000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	722550	0185	3/01	177500	SEGREGATION AND0OR MERGER
2	722600	0020	8/01	57636	PARTIAL INTEREST (103, 102, Etc.) DORRatio
2	722600	0080	11/02	182000	Obsol
2	722650	0025	9/02	228000	Diagnostic Outlier
4	000300	0041	1/01	120000	Diagnostic Outlier
4	000300	0070	10/01	22454	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
4	000300	0091	7/01	22000	PARTIAL INTEREST (103, 102, Etc.) DORRatio
4	000300	0095	8/01	126500	RELATED PARTY, FRIEND, OR NEIGHBOR
4	000300	0096	6/01	163000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	109990	0060	6/01	207000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	115720	0400	9/01	375000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	167040	0175	5/02	205000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	217200	0020	3/01	221000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	217200	0225	9/02	200000	Poor Condition
4	336590	0030	8/01	145219	Diagnostic Outlier
4	336590	0140	5/02	155000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	336590	0485	7/02	87255	PARTIAL INTEREST (103, 102, Etc.) DORRatio
4	336590	0595	6/01	145000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	336590	0647	11/01	217000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	336590	0725	3/02	174990	Obsol
4	336590	0765	6/01	141500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	336590	1214	10/01	80753	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
4	359700	0342	2/01	57000	QUIT CLAIM DEED DORRatio
4	377930	0200	11/01	295000	BUILDER OR DEVELOPER SALES
4	725520	0220	8/02	48609	DORRatio
4	873300	0080	10/01	119950	Diagnostic Outlier
5	102204	9147	10/02	100000	DORRatio
5	102204	9155	8/02	188000	Diagnostic Outlier
5	352304	9013	5/02	727500	ImpCountPARTIALINTEREST(103,102,Etc.)
5	352304	9013	5/02	727500	ImpCountPARTIALINTEREST(103,102,Etc.)
5	725920	0022	8/01	65000	NO MARKET EXPOSURE; DORRatio
10	000680	0004	11/02	1800000	DORRatio
10	019700	0005	10/02	204700	ImpCountOpenSpace
10	158060	0022	9/02	234000	Diagnostic Outlier
10	252204	9014	9/01	300000	Diagnostic Outlier
10	262204	9069	7/01	79950	%ComplDORRatio
10	352204	9055	2/02	160000	%NetCond PrevImp<=10K
10	401680	0112	8/01	285000	Diagnostic Outlier
10	896195	0030	11/02	310000	FORCED SALE
10	896195	0030	7/02	303000	NO MARKET EXPOSURE
10	896195	0290	9/01	287000	RELOCATION - SALE TO SERVICE
10	896196	0060	3/01	314950	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	896196	0180	12/01	284950	UnFinArea
10	926403	0200	4/02	367500	incorrect recording information
10	926403	0740	9/01	65000	DORRatio
10	926403	0950	5/01	85000	DORRatio

**Vacant Sales Used in this Annual Update Analysis**  
**Area 51**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
2	722400	0930	12/21/01	59500	5375	N	N
2	722550	0342	2/21/02	66000	4987	N	N
4	000300	0006	4/11/01	67500	7546	N	N
4	076100	0130	8/16/02	34000	9196	N	N
4	115720	0170	7/25/01	70000	84717	Y	N
4	336590	0137	1/23/01	69950	10800	N	N
5	032204	9056	8/16/02	100000	63597	N	N
5	032204	9058	7/27/01	165000	336283	N	N
5	152204	9056	6/5/01	40000	52621	N	N
5	152204	9150	1/30/02	42000	14700	N	N
10	262204	9028	7/11/01	69500	20400	N	N
10	262204	9044	2/26/02	134126	142441	Y	Y
10	262204	9072	7/1/02	210000	76666	Y	N
10	352204	9038	9/7/01	100600	411206	N	N
10	401680	0190	1/11/02	80000	16321	N	N
10	896196	0150	5/1/01	69000	13410	N	N
10	896196	0320	8/15/02	80000	6001	N	N
10	926403	0110	10/26/01	50000	7942	N	N
10	926403	0140	9/23/01	31000	11472	N	N
10	926403	0230	9/12/01	60000	18100	N	N
10	926403	0690	4/6/01	110000	7863	Y	N
10	926403	0700	2/15/02	94000	6418	Y	N
10	926403	0720	9/24/01	70000	6662	Y	N
10	926403	0730	9/21/01	65000	7647	N	N
10	926403	0730	9/27/02	100000	7647	N	N
10	926403	0770	6/14/01	67500	6884	N	N

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 51**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	167040	0218	4/01	90000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	734400	0050	3/02	4000	Quit Claim Deed
4	873300	0060	9/02	174000	Multi-Parcel Sale
5	102204	9006	1/01	30000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	152204	9163	9/02	228990	SEGREGATION AND/OR MERGER
5	152204	9163	9/02	232255	SEGREGATION AND/OR MERGER
5	152204	9163	10/02	183756	SEGREGATION AND/OR MERGER
5	152204	9163	10/02	239990	SEGREGATION AND/OR MERGER
5	152204	9163	10/02	232490	SEGREGATION AND/OR MERGER
5	152204	9163	10/02	246490	SEGREGATION AND/OR MERGER
5	152204	9163	10/02	231084	SEGREGATION AND/OR MERGER
5	152204	9163	10/02	184350	SEGREGATION AND/OR MERGER
5	152204	9163	10/02	182490	SEGREGATION AND/OR MERGER
5	152204	9163	10/02	184600	SEGREGATION AND/OR MERGER
5	152204	9163	11/02	246990	SEGREGATION AND/OR MERGER
5	152204	9163	11/02	241490	SEGREGATION AND/OR MERGER
5	152204	9163	11/02	232490	SEGREGATION AND/OR MERGER
10	022104	9236	8/01	500000	CORPORATE AFFILIATES;
10	352204	9047	5/01	50000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	896196	0040	7/02	948000	Multi-Parcel Sale